



CITY OF NEW ORLEANS BOARD OF ZONING ADJUSTMENTS

**Regular Meeting Agenda
Monday, October 14, 2013
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

The decision made by the Board will be provided in the form of a resolution. The staff has ten (10) business days after this meeting to produce the resolution. The resolution will be mailed to the address provided on the application, or the applicant may pick-up a copy of the resolution in the City Planning Commission Office.

If the mailing address provided on the application is incorrect, please notify the staff of the correct mailing address.

A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 119-13

Applicant or Agent: Joan Mitchell Center On Bayou Road, LLC
Property Location: 2285 Bayou Road **Zip:** 70119
Bounding Streets: Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.
Zoning District: RD-3 Two-Family Residential **ZBM:** C-13
Historic District: Esplanade Ridge Local Historic **Planning District:** 4
Existing Use: Reception Hall **Square Number:** 1191
Proposed Use: Public Space, Artist Community **Lot Number:** B

Request Citation: This request is for variances from the provisions of Article 11, Section 11.62.b of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a reception hall into a public gathering space for an artists' community with a public gathering space less than ten feet (10') from the public right-of-way and less than one hundred feet (100') from any residentially used property.

Requested Waivers:

Section 11.62.b – Artists' Community - Public Gathering Space (Distance from ROW)

Required: 10' Provided: 0' Waiver: 10'

Section 11.62.b – Artists' Community - Public Gathering Space (Distance from Residential Use)

Required: 100' Provided: 30' Waiver: 70'

C. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 2 – Docket Number: 154-13

Applicant or Agent: Joan Mitchell Center On Bayou Road, LLC
Property Location: 2285 Bayou Road **Zip:** 70119
Bounding Streets: Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.
Zoning District: RD-3 Two-Family Residential **ZBM:** C-13
Historic District: Esplanade Ridge Local Historic **Planning District:** 4
Existing Use: Reception Hall **Square Number:** 1191
Proposed Use: Public Space, Artist Community **Lot Number:** B

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding Memorandum Z-13-02.

D. BZA Dockets – New Business

ITEM 3 – Docket Number: 175-13

SK

Applicant or Agent:	Karen Van Beyer	
Property Location:	1613-1615 N. Lopez Street	Zip: 70119
Bounding Streets:	Lopez St., Maurepas St., Ponce de Leon St., & Mystery St.	
Zoning District:	RD-3 Two-Family Residential District	ZBM: C-12
Historic District:	Esplanade Ridge Local Historic	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 1554
Proposed Use:	Single-Family Residence	Lot Number: S-4 (Proposed S-4-1)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is a requirement of Subdivision Docket 078/13 to permit a single-family residence with insufficient minimum lot area, insufficient minimum lot depth, insufficient front yard setback, and insufficient aggregate width of side yards.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Single-Family)

Required: 3,600 sq. ft. Proposed: 3,497.75 sq. ft. Waiver: 102.25 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Lot Depth

Required: 90' Proposed: 77'9" Waiver: 12'3"

Section 4.6.7 (Table 4.F) – Front Yard Setback

Required: 0' Proposed: 10' Waiver: 10'

Section 4.6.7 (Table 4.F) – Aggregate Width of Side Yards

Required: 20% (9') Proposed: 13.3% (6') Waiver: 6.7% (3')

ITEM 4 – Docket Number: 176-13

SK

Applicant or Agent:	Karen Van Beyer	
Property Location:	1613-1615 N. Lopez Street	Zip: 70119
Bounding Streets:	Lopez St., Maurepas St., Ponce de Leon St., & Mystery St.	
Zoning District:	RD-3 Two-Family Residential District	ZBM: C-12
Historic District:	Esplanade Ridge Local Historic	Planning District: 4
Existing Use:	Single Family Residence	Square Number: 1554
Proposed Use:	Single Family Residence	Lot Number: S-4 (Proposed S-4-2)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is a requirement of Subdivision Docket 078/13 to permit a single-family residence with insufficient minimum lot area, insufficient minimum lot depth, and insufficient minimum depth of rear yard.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Single-Family)

Required: 3,600 sq. ft.	Proposed: 3,499.28 sq. ft.	Waiver: 100.22 sq. ft.
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Section 4.6.7 (Table 4.F) – Minimum Lot Depth

Required: 90'	Proposed: 83'	Waiver: 7'
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Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

Required: 20'	Proposed: 17'-8"	Waiver: 2'-4"
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ITEM 5 – Docket Number: 177-13

DS

Applicant or Agent:	Christopher C. Hamilton	
Property Location:	1837 Charbonnet Street	Zip: 70117
Bounding Streets:	Charbonnet St., N. Prieur St., N. Roman St., & Alabo St.	
Zoning District:	RD-2 Two-Family Residential District	ZBM: F-14
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	Square Number: 837
Proposed Use:	Two-Family Residence	Lot Number: 10

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.6.7(4) – Special Regulations for One- and Two-Family Dwellings (Off-Street Parking)

Required: 1 Space	Provided: 0 spaces	Waiver: 1 Space
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ITEM 6 – Docket Number: 178-13

EA

Applicant or Agent:	Jo Ann Medious	
Property Location:	3316-18 N. Rampart St.	Zip: 70117
Bounding Streets:	N. Rampart St., Burgundy St., Piety St., & Desire St.	
Zoning District:	RD-3 Two-Family Residential District	Square Number: 285
Historic District:	Bywater Local Historic District	ZBM: D-14
Existing Use:	Vacant Lot	Planning District: 7
Proposed Use:	Two-Family	Lot Number: Pt. 12

Request Citation: This is a request for a variance from the provisions of Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.6.7(4) – Off-Street Parking

Required: 1	Provided: 0	Waiver: 1
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ITEM 7 – Docket Number: 179-13

MO

Applicant or Agent:	Andrew Eaglin	
Property Location:	401-403 Homer Street	Zip: 70114
Bounding Streets:	Nunez St., Teche St., Newton St., & Homer St.	
Zoning District:	B-2 Neighborhood Business District	ZBM: D-15
Historic District:	Algiers Point Local Historic	Planning District:
Existing Use:	Two-Family Residence	Square Number: 155
Proposed Use:	Standard Restaurant	Lot Number: 1

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the conversion of a two-family residence into a restaurant with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 14 Spaces	Proposed: 0 Spaces (2 Grandfathered)	Waiver: 12 Spaces
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ITEM 8 – Docket Number: 180-13

MO

Applicant or Agent:	John B. Murret	
Property Location:	6875 Memphis Street	Zip: 70124
Bounding Streets:	Memphis St., Mouton St., General Diaz St., & Chapelle St.	
Zoning District:	LRS-1 Lakeview Single-Family District	ZBM: C-10
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence with Attached Accessory Building	Square Number: 102
Proposed Use:	Single-Family Residence with Attached Accessory Building	Lot Number: 1-A

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of an accessory structure with excessive height (**AFTER THE FACT**).☐

Requested Waiver:

Section 15.5.12(4) – Accessory Buildings and Structures (Height)

Permitted: 14' Proposed: 18'6" Waiver: 4'6"

ITEM 9 – Docket Number: 181-13

MO

Applicant or Agent:	Sherman L Jones	
Property Location:	6949 General Diaz Street	Zip: 70124
Bounding Streets:	Mouton St., Marshal Foch St., Walker St., & Gen. Diaz St.	
Zoning District:	LRS-1 Lakeview Single-Family District	ZBM: C-10
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	Square Number: 68
Proposed Use:	Single-Family Residence	Lot Numbers: 9 & 10

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

☐

Request:

This request is to permit the construction of an accessory structure with excessive height (**AFTER THE FACT**).☐

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Requested Waiver:

Section 15.5.12(4) – Accessory Buildings and Structures (Height)

Permitted: 14' Proposed: 17' Waiver: 3'

ITEM 10 – Docket Number: 182-13

MO

Applicant or Agent:	Make It Right New Orleans Housing LLC	
Property Location:	2026 Deslonde Street	Zip: 70117
Bounding Streets:	Jourdan Ave., Deslonde St., N. Galvez St., & Johnson St.	
Zoning District:	RD-3 Two-Family Residential District	ZBM: E-14
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	Square Number: 990
Proposed Use:	Single-Family Residence	Lot Number: 17A

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

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Requested Waiver:

Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard

Required: 20'

Proposed: 10'

Waiver: 10'

ITEM 11 – Docket Number: 183-13

DS

Applicant or Agent:	Lafon Home 2013, LLC	
Property Location:	4021 Cadillac Street	Zip: 70122
Bounding Streets:	Cadillac St., Senate St., Buchanan St., & Caton St.	
Zoning District:	RD-2 Two-Family Residential District	ZBM: C-13
Historic District:	N/A	Planning District: 5
Existing Use:	Home for the Aged	Square Number: 2866
Proposed Use:	Home for the Aged	Lot Number: B-1A1-2

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.1 (Table 15.A), Article 15, Section 15.2.3 (Table 15.G), and Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a home for the aged with insufficient minimum depth of a corner lot side yard, insufficient off-street parking, insufficient off-street loading, and a wall with excessive height.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Depth of a Corner Lot Side Yard

Required: 10' Proposed: 0' Waiver: 10'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 59 Spaces Proposed: 35 Spaces Waiver: 24 Spaces

Section 15.2.3 (Table 15.G) – Off-Street Loading

Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

Section 15.6.1 – Fences, Walls, and Hedges

Required: 7' Proposed: 10'2" Waiver: 3'2"

ITEM 12 – Docket Number: 184-13

DG

Applicant or Agent:	Donna S. Allen	
Property Location:	3141-3145 Ponce De Leon Street	Zip: 70119
Bounding Streets:	Ponce de Leon St., Esplanade Ave., N. Lopez St., & Mystery St.	
Zoning District:	B-1 Neighborhood Business District	ZBM: C-12
Historic District:	Esplanade Ridge Local Historic	Planning District: 5
Existing Use:	Vacant Book Store	Square Number: 1554
Proposed Use:	Standard Restaurant	Lot Numbers: J & H

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a vacant bookstore space into a standard restaurant with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 5 Spaces Provided: 0 Spaces (4 grandfathered) Waiver: 1 Space

ITEM 13 – Docket Number: 185-13

MO

Applicant or Agent:	Adam Lussier	
Property Location:	6374 Argonne Boulevard	Zip: 70124
Bounding Streets:	Argonne Blvd., Bragg St., Marshal Foch St., & Harrison Ave.	
Zoning District:	LRS-1 Lakeview Single-Family District	ZBM: C-10
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	Square Number: 236
Proposed Use:	Single-Family Residence	Lot Number: 48 & 49

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2), and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area and excessive height.

Requested Waiver:

Section 15.5.12(2) –Accessory Structures (Rear Yard Coverage)

Permitted: 40% (400 sq. ft.) Proposed: 53% (530 sq. ft.) Waiver: 13% (130 sq. ft.)

Section 15.5.12(4) –Accessory Structures (Height)

Permitted: 14' Proposed: 18' Waiver: 4'

ITEM 14 – Docket Number: 186-13 **CM**

Applicant or Agent: Dhanika Galloway

Property Location: 5411 South Galvez Street **Zip:** 70125

Bounding Streets: S. Galvez St., Octavia St., S. Miro St., & Jefferson Ave.

Square Number: 741 **Lots:** B and C

Zoning District: RD-2 Two-Family Residential District **ZBM:** B-14

Historic District: N/A **Planning District:** 3

Existing Use: Single-Family Residence

Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the expansion of an accessory structure with excessive height.

Requested Waiver:
Section 15.5.12(4) – Accessory Buildings and Structures / Height
Permitted: 14' Provided: 21'9" Waiver: 7'9"

ITEM 15 – Docket Number: 187-13 **EA**

Applicant or Agent: Daniel A. Stein

Property Location: 738 7th Street **Zip:** 70130

Bounding Streets: Chippewa St., Annunciation St., Seventh St., & Eighth St.

Zoning District: RD-3 Two-Family Residential District **Square Number:** 83

Historic District: Irish Channel Local Historic **ZBM:** C-14

Existing Use: Vacant Lot **Planning District:** 2

Proposed Use: Single-Family **Lot:** 3

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

Requested Waivers:
Section 4.6.7 (Table 4.F) – Minimum Lot Area per Dwelling Unit
Required: 3,600 sq. ft. Provided: 2,820 sq. ft. Waiver: 780 sq. ft.
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Provided: 0 (1 grandfathered) Waiver: 1

ITEM 16 – Docket Number: 188-13

DT

Applicant or Agent:	Kim R. Richards	
Property Location:	2331 Benton Street	Zip: 70117
Bounding Streets:	Benton St., N. Rocheblave St., N. Tonti St., & Monticello St.	
Zoning District:	RD-3 Two-Family Residential District	ZBM: F-14
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	Square Number: 1259A
Proposed Use:	Single-Family Residence	Lot Number: 8

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

Required: 20'	Proposed: 7'	Waiver: 13'
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ITEM 17 – Docket Number: 189-13

DS

Applicant or Agent:	Leroy Sanders, Jr.	
Property Location:	1622 Treasure Street	Zip: 70119
Bounding Streets:	Paris Ave., Abundance St., Bruxelles St., & Treasure St.	
Zoning District:	B-1 Neighborhood Business District	ZBM: D-12
Historic District:	N/A	Planning District: 6
Existing Use:	Two-Family Residence	Square Number: 1937
Proposed Use:	Four-Family Residence	Lot Number: X

Request Citation: This request is for variances from the provisions of Article 4, Section 4.8.7 (Table 4.H), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a two-family residence into a four-family residence with insufficient minimum lot width, insufficient minimum lot area per dwelling unit, and insufficient off-street parking.

Requested Waivers:

Section 4.8.7 (Table 4.H) – Minimum Lot Width (Four-Family)

Required: 50'	Provided: 40'	Waiver: 10'
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Section 4.8.7 (Table 4.H) – Minimum Lot Area (Four-Family)

Required: 7,200 sq. ft.	Provided: 6,400 sq. ft.	Waiver: 800 sq. ft.
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 4 Spaces	Provided: 2 Spaces	Waiver: 2 Spaces
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ITEM 18 – Docket Number: 190-13

DG

Applicant or Agent:	Lakeview Landings, LLC/ Board of Commissioners Orleans Levee District	
Property Location:	7840 Lakeshore Drive	Zip: 70124
Bounding Streets:	Lake Shore Dr., Lake Marina Dr., New Basin Canal, & Lake Pontchartrain	
Zoning District:	B-2 Neighborhood Business District	ZBM: C-09
Historic District:	N/A	Planning District: 5
Existing Use:	Vacant	Square Number: NA
Proposed Use:	Retail/General	Lot Number: 2E

Request Citation: This request is for variances from the provisions of Article 5, Section 5.6.7 (Table 5.F), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a gas station and a convenience store with insufficient minimum depth of front yard, insufficient off-street parking, and parking within the required front yard.

Requested Waivers:

Section 5.6.7 (Table 5.F) – Minimum Depth of Front Yard

Required: 20'	Provided: 10'	Waiver: 10'
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Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 4 Spaces	Provided: 3 Spaces	Waiver: 1 Space
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Section 15.2.3 – Parking in Front Yards

Required: Not Permitted	Provided: 2 Spaces	Waiver: 2 Spaces
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ITEM 19 – Docket Number: 191-13

DS

Applicant or Agent:	Benrosh, LLC	
Property Location:	433 South Cortez Street	Zip: 70119
Bounding Streets:	Baudin St., Banks St., S. Scott St. & S. Cortez St.	
Zoning District:	RD-3 Two-Family Residential District	ZBM: B-13
Historic District:	N/A	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 735
Proposed Use:	Two-Family Residence	Lot Number: 11

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot width, insufficient minimum lot area per dwelling unit, and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)

Required: 30' Provided: 24.58' Waiver: 5.42'

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Provided: 2,458 sq. ft. Waiver: 1,142 sq. ft.

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

ITEM 20 – Docket Number: 192-13

DS

Applicant or Agent:	Jessica Mullaly	
Property Location:	2515 Octavia Street	Zip: 70115
Bounding Streets:	Magnolia St., Clara St., Jefferson Ave., & Octavia St.	
Zoning District:	RD-2 Two-Family Residential	ZBM: B-14
Historic District:	N/A	Planning District: 3
Existing Use:	Single-Family Residence	Square Number: 648
Proposed Use:	Single-Family Residence	Lot Number: B

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an addition to a single-family residence with insufficient minimum depth of rear yard.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20' Proposed: 5' Waiver: 15'

ITEM 21 – Docket Number: 193-13

JT

Applicant or Agent:	Lawrence & Janice Dupre	
Property Location:	905 Whitney Avenue	Zip: 70114
Bounding Streets:	Whitney Ave., Newton, Homer, & Leboeuf Sts.	
Zoning District:	RD-3 Two-Family Residential District	Square Number: 164
Historic District:	N/A	ZBM: D-15
Existing Use:	Single-Family Residence	Planning District: 12
Proposed Use:	Single-Family Residence	Lots: L or Pt. 10 (K & L)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8 (4) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the excessive projection of front stairs into the required front yard area.

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Requested Waiver:

Section 15.5.8(4) – Front Yards (Projection of Stairs)

Permitted: 6'	Proposed: 7'8"	Waiver: 1'8"
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ITEM 22 – Docket Number: 194-13

MO

Applicant or Agent:	Brandon Lirette	
Property Location:	6134 Bellaire Drive	Zip: 70124
Bounding Streets:	Bellaire Dr., 16th St., 14th St., & 17th Street Canal	
Zoning District:	LRS-1 Lakeview Single-Family	ZBM: B-10
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	Square Number: NA
Proposed Use:	Single-Family Residence	Lot Numbers: 135, 136, 135A,

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a fence with excessive height. **(AFTER THE FACT)**

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Requested Waiver:

Section 15.6.1 - Fences, Walls, and Hedges (Height)

Permitted: 7'	Provided: 7'9"	Waiver: 9"
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E. Director of Safety and Permits Decision Appeals

ITEM 23 – Docket Number: 195-13

Applicant or Agent: VCPORA
Property Owner: J&R Rental Properties LLC
Property Location: 1239 Royal Street **Zip:** 70116
Bounding Streets: Royal St., Gov. Nicholls St., & Barracks St.
Zoning District: VCR-2 Vieux Carré Residential District **ZBM:** D-14
Historic District: Vieux Carré **Planning District:** 4
Existing Use: Bar With Live Entertainment **Square Number:** 54
Proposed Use: Bar With Live Entertainment **Lot Number:** 21

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding a zoning verification letter for the location stating that the use as “existing legal non-conforming bar with live entertainment.”

ITEM 24 – Docket Number: 196-13

Applicant or Agent: Connie Bruno
Property Location: 6607-6609 Bellaire Drive **Zip:** 70124
Bounding Streets: 36th St., Seattle St., Center St., & Bellaire Dr.
Zoning District: LRS-1 Lakeview Single-Family District **ZBM:** B-10
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 09
Proposed Use: Two-Family Residence **Lot Number:** 25A

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of a Certificate of Occupancy.
